

The Planning Network



Meet the New Supervisor, Paul Teixeira District Four

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Paul Teixeira was elected as the San Luis Obispo County District Four Supervisor in 2010. Prior to his election, he was employed by Kaman Industrial Technologies as the operations manager for 22 years. Kaman is a distributor of machinery for clean, safe, efficient green technology with over 165 branches worldwide.

He was appointed to the County Parks Commission by District Four Supervisor Katcho Achadjian in 2003, and served as the District Four Commissioner for seven years, until his election.

Paul has been very active in the community and has served on several boards including, Trustee for the Lucia Mar Unified School District, Santa Maria Valley Salvation Army, Jack Ready Park/Jack's Helping Hand, Nipomo Recreation Center and Dana Adobe Nipomo Amigos. Additionally, he has been a member, and served as past president of the Nipomo Rotary Club, and chaired several committees on its behalf. He is a member of the Nipomo, Arroyo Grande and Paso Robles Chambers of Commerce. Paul is also active with youth organizations such as the Boy Scouts of America, as a charter representative to Boy Scout Troop 450, Camino Real District, the Nipomo Recreation Youth Basketball League, Your Orcutt Youth Organization, and the Nipomo High School Ag Friends.

Paul has been the recipient of many awards for service in the community, including a Lifetime Achievement Award from the Nipomo Chamber of Commerce, distinguished Rotarian of the Rotary Club of Nipomo and an Honorary Chapter Degree from the Nipomo Future Farmers of America.

Because of his love and interest in vehicles, he was a promoter for the Demolition Derby at the Santa Barbara County Fair, and the Dave Dana Memorial Car Show at the Nipomo Octoberfest.

Paul is a third-generation Californian, raised in Nipomo; he attended Nipomo and Dana Elementary Schools, Arroyo Grande High School, and Allan Hancock College and Cal Poly. He is married to Deanna Teixeira. They have five children and continue to reside in Nipomo.

The Planning and Building Department's Mission Statement:

Promoting the Wise Use of Land

Helping to Build Great Communities

We're on the web!
WWW.SLOPLANNING.ORG

Meet the Staff — Nicole Retana

Every quarter, a different staff member will be featured.



Hi, I am Nicole Retana. I was originally hired with the Planning and Building Department as an Administrative Assistant III, temporary help in November 2003. I gained knowledge in many various divisions of the Department, including Accounting and Building (phones center and the

research desk) and found my home in the Records Management Section. In May 2005, I thanked my lucky stars when I was hired as a full time permanent employee. In the Records Management Section, I am now a Secretary I and clerk the Subdivision Review Board Hearings, assist back up with the Planning Commission and am in the process of training the Planning Department Hearings clerk.

Here is a little background about me:

Born and Raised: Orange County, CA. I lived all around Long Beach, CA until I was 10, and then we moved to Tyler, (East) Texas for three years. During the beginning of High School, we moved back to California., Union City (Bay Area) which I called home for 15 years (that was the longest I had lived in one place my whole life.)

Favorite Childhood Memory: Spending a week every summer in Los Angeles with my Aunt Gina and Uncle Howard. I remember we did some of the coolest things. We went to see *Laverne & Shirley*, *Joanie Loves Chachi*, and *The Jeffersons* being taped (at the time those were some of my favorite shows).

Activities Growing Up: Playing with dolls, paper-dolls and Barbies, riding bikes and roller skating.

High School Memories: Enjoyed performing in school plays and in choir. I also took private singing lessons for two years.

Favorite Food: Mexican Food (BUT not too spicy...I know it is hard to believe, but I am only half Mexican).

Previous Jobs before Planning: I've worked at Little Folks and Kids Mart (kids clothing stores), Ohlone Jr. College Bookstore, Lady Foot Locker, Suntrips, Friendship Travel (travel agent), and H&L International Inc. (an industrial manufacturing company as Accounts Receivable/Administrative Assistant).

What I like to do in my free time: Since I have an eight year old daughter, Tatiana, a majority of my time is dedicated to her, driving her around and watching her play softball. Although, when I do have a free minute, I enjoy being able to go to a ZUMBA class now and then or catching up with old friends.

What I am most looking forward to in the next year: Buying a new car! (Well, the payments part I could do without...).

Spring is Blooming

By Murry Wilson

Spring time is here, and if you are required to complete a biological survey for your project, the time is now. A biological survey seeks to identify whether sensitive species, potential habitat for sensitive species, sensitive plants, or sensitive vegetation communities are present on a project site. The timing of these surveys is important to ensure they coincide with the blooming period of early spring ephemeral and perennial species.

All biological surveys must be conducted in accordance with the County Guidelines. Any exceptions should be discussed in advance with the County Environmental and Resource Management Division staff. The County maintains a list of approved biologists as a courtesy to applicants and biologists. The purpose of the list is to provide a clearly defined process for submittal of environmental documents necessary for the County to complete a CEQA review. By not following the guidelines, biologists may be unnecessarily delaying their clients' projects and adding additional burden to County staff.

The County is host to numerous sensitive species, habitats, and vegetation that require protection by both State and Federal laws. We are the stewards of this environment and must work with land-owners to protect the natural resources and sensitive species that call San Luis Obispo County home.



Every spring, injured or orphaned baby wildlife arrive at Pacific Wildlife Care's Rehabilitation Center. You can help by following these guidelines and sharing with others:

1. TRIMMING BUSHES OR TREES? Inspect before you disturb a nest. Wait until nesting season is over. It really won't be long, just a matter of weeks.
2. FAWNS - If you find an uninjured fawn, *do not pick it up*. Keep people and pets away so the mother can return. Fawns are often left alone for periods of time while the mother forages for food.
3. BABY BIRDS / FLEDGLING BIRDS - No feathers? It's a *nestling* and needs to be put back in the nest (unless it fell from up high onto concrete or appears injured). If you can't find the nest or if parents don't return after two hours, call the PWC hotline. Most *fledgling* birds can't fly when they first leave the nest. Often found on the ground, the parents will continue to care for them during the few days it takes them to learn to fly. Keep pets away.



4. BABY MAMMALS - When parents have been trapped, babies are left to die. Do not trap to relocate opossums, raccoons, or skunks. The babies will soon grow up and the family will go on its way. Call the PWC hotline for nuisance solutions.

Never feed the wildlife you find. Immediately call the hotline for information, instructions or to report injured or orphaned wildlife.

PWC Hotline: (805) 543-WILD (9453)

Pacific Wildlife Care (PWC) is S.L.O. County's non-profit wildlife rescue and rehabilitation organization supported by membership and donors.
www.pacificwildlifecare.org



Photos by Janet Stone

Got Sprinklers?

By Paul Lee, Fire Marshal

In 2004, the National Fire Incident Reporting System reported that 78% of all structure fires were in residential structures. History has proven home fires are deadly. 80% of nearly 4,000 annual fire deaths occur in homes. Following the national trend, CAL-FIRE/San Luis Obispo County Fire statistics between 1994-2005 showed that 73% of fire deaths occurred in homes, totaling 44 deaths and 217 injuries.

To reduce this trend and increase safety, the State of California recently adopted the 2010 California Fire Code. Starting January 1, 2011, California requires all new residential structures, regardless of square footage, to have fire sprinklers. The County is retaining the amendment that does not require the installation of fire sprinklers for an improvement to an existing structure of less than 1,000

square feet or less than 50% of the overall floor plan.

With today's technology, quick response residential fire sprinklers can and will save lives. Obviously, homes (both old and new) still need smoke detectors, but these systems are reactive, which is to say once they sound, occupants must react by notifying the fire department and quickly getting out of the home. Automatic fire sprinklers are proactive, meaning they initiate control of the fire condition while occupants are escaping the home.

Sprinklers also offer opportunities for more effective use of fire and emergency service resources. Sprinkler systems do not necessarily reduce the number of calls for firefighters, but they do reduce the severity of the fire, thereby reducing the danger to occupants and firefighters, com-

plexity of response, number of resources, and length of time resources are committed at an incident. The adoption of the sprinkler ordinance will not change the role, nor functions of the agency, but enhances its ability to perform during both normal operating conditions and during times when resources are otherwise committed. For more information visit www.calfireslo.org or www.fire.ca.gov.

GET READY
Home Sprinklers Mandated by 2011



Do I Need a Permit for Spring Projects?

By Sue Callado



from drainage paths or just getting some of the extras out of the yard and into a dry place, it is good to know what can be done around your property with or without a permit.

Trees – If your yard work is a spring cleaning activity which includes trimming trees and shrubs, this is an activity that does not need a permit. However, if you have a tree that has been damaged or has become hazardous after a winter storm, there is a chance that it needs to be removed. In order to remove a tree within an urban area, a tree removal authorization is required (\$123.00 to remove up to three trees and \$23.00 for each additional tree up to six trees). This is a fairly simple authorization to obtain and involves submitting a “request for hazardous tree removal” form. Once this has been submitted, the County arborist looks at the tree to evaluate whether or not the tree is diseased, hazardous, or is damaging property. Once this has been determined, the tree removal authorization is issued and the tree can be removed.

Drainage – After the heavy rains, some homeowners may need to clean up drainage ways on their property and remove debris. Removal of debris and minor earthwork involving less than 50 cubic yards of material in the inland area does not require a permit (i.e. earthwork involving less than 50 cubic yards in the Coastal Zone can require a permit). More than 50 cubic yards of earthwork re-

quires a grading permit. In addition, work in a watercourse that exceeds 20 cubic yards and involves altering or obstructing a drainage way or water course needs a permit. These permits can be obtained through the Department of Planning and Building.

Sheds – If tools and equipment are piling up in the yard, perhaps it is time to construct a tool shed to store these yard items and keep them out of the elements. Construction of a shed of less than 120 square feet can be done without a construction permit as long as there is a residence already on site. Construction of a shed in excess of 120 square feet (or in the Coastal Zone) generally requires a building permit which can be obtained through the Department of Planning and Building.

To accomplish any of these tasks please take advantage of our website sloplanning.org **Forms and Information Library**. The library lists all the applications required to submit for a permit. Our Public Information Planners are available Monday through Friday from 8:30 to 4:30 for any questions you may have about your Spring Cleaning activities!



Inspection Tips— Spring Cleaning Throughout the Year on Your Job Site

The cultural custom of spring cleaning is as old as the dirt we sweep. It actually feels good to clean things up, get rid of things that we no longer need and put what's left in its proper place. Who knows when it began, but imagine a group of Neanderthals mucking out the cave after a particularly long and brutal winter and giving a collective sigh of relief. Or, maybe it was the first full intake of clean air that was mistaken for a sigh. Either way, it must have felt good, like a new beginning.

Great contractors usually embrace the notion that a clean work site will reap benefits in multiple ways. Clutter and debris can be a work place hazard and a liability. It can also impact the progress of the job by simply being in the way and taking time away from the construction. It is an obstacle that has to be worked around.

This not only slows down the work but the inspections, as well. The inspector has to spend some of his time navigating over and around the debris, too.

With the recycling requirements attached to building permits, it actually makes good sense to keep the site cleaned up during the entire project. A routine of cleaning up makes it so much easier to separate the types of materials and get them into containers or trailers to transport to the recycler. AND, everyone feels more at ease on the job site.

Let's face it, we no longer need all that combustible material to fire up the barbie and throw on a mastodon for lunch.!

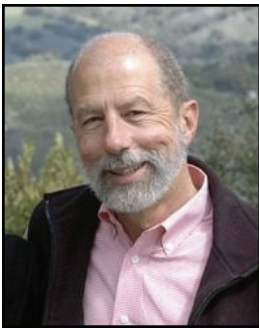
Meet the New Planning Commissioners

Ken Topping

The Planning Commissioner representing Supervisorial District 2 is Ken Topping, FAICP. Ken teaches planning at Cal Poly, where he is project director for the California State Hazard Mitigation Plan Revision Project for the California Emergency Management Agency. He is former Planning Director for Los Angeles City (1986-1990) and San Bernardino County (1973-1986), and was General Manager for the Cambria Community Services District (1997-2001). He was a visiting professor at the Disaster Prevention Research Institute at Kyoto University, Kyoto, Japan (2002-2004), and has done planning consulting in Asia as well as the U.S. He is an author of books and articles on community disaster resilience planning, and served as an advisor on New Orleans rebuilding after Hurricane Katrina. Ken holds an M.S. in Public Administration from Cal State L.A. and a B.A. in Sociology from the University of Redlands. He is a member of the College of Fellows of the American Institute of Certified Planners (FAICP).



Jim Irving



The Planning Commissioner representing Supervisorial District 1 is Jim Irving, a real estate broker at RE/MAX Parkside Real Estate specializing in North County properties. He is active in the California Association of Realtors® and has held leadership positions on many committees most recently chairing the Land Use & Environmental Committee. He has also served as an alternate on the County Assessment Appeals Board. A lifelong resident of the Adelaide area, Jim grew up on and continues to maintain the Adelaide Angus Ranch where he raises Angus cattle. His interest in the environment developed as a result of his ranching background and the 11 years he worked as a white water river guide on the Colorado and other western rivers. His commitment to the North County is evidenced by his membership on the founding board of Studios on the Park. Jim holds an M.S. in International Agriculture from Cal Poly and a B.A. in History from Harvard University. He is married and has two children. Jim looks forward to serving the citizens of District 1 and the county.

Tim Murphy

The Planning Commissioner representing Supervisorial District 4 is Tim Murphy. Tim is a real estate agent with Allan Real Estate Investment in Arroyo Grande. He also owns Murphy & Associates, which provides property management for residential and commercial properties. Prior to his involvement in real estate, Tim had a 25 year career in agriculture starting with his employment by the USDA. In 1980, Tim became President and Co-Founder of Apio, Inc., a packer and shipper of fresh vegetables and strawberries located in Guadalupe. Tim has served as a Board Member and President of the Grower Shipper Association of San Luis Obispo and Santa Barbara Counties. He has also served on the Board of Directors of Western Growers Association representing growers in California and Arizona. Tim has been very active with the Boys & Girls Club of Santa Maria Valley, serving on the Board of Directors including two terms as President. Tim holds a B.A. in Agricultural Economics from Fresno State University. Tim is married and has two sons. Tim looks forward to serving the County as a Planning Commissioner.

Paso Robles Groundwater Basin News

At the direction of the Board of Supervisors, the Planning and Building Department, along with Public Works and Public Health will start a water conservation public outreach and education program for rural property owners in North County. The recently adopted Paso Robles Groundwater Basin Resource Capacity Study (RCS) concluded that the basin is approaching its perennial yield. Groundwater levels were found to be dropping throughout the basin and trends indicate water demand will increase in the future. Urban areas and the vineyard industry have embarked on extensive water conservation programs. Rural residences now need to receive the conservation message. Please contact James Caruso at jcaruso@co.slo.ca.us or at (805) 781- 5702 for additional information.

Ways To Lower Grading Permit Costs

By Elizabeth Szwabowski

Limiting grading in the field will help you avoid the need (and cost) of a Storm Water Pollution Prevention Plan (SWPPP) process/permit, avoid the potential for a stop work order, and avoid potential fines from the Regional Water Board (these fines can be up to \$ 10,000 per day per event). To lower construction costs and shorten permit processing time for your grading permits, consider the following:

1) Design your site with the area of disturbance less than 1 acre, including the septic and leach area.

By doing this, you will avoid the requirement to obtain a SWPPP. The cost of a SWPPP varies (\$5,000 and up) depending on the site's potential impact to waterways. SWPPP's are processed through the State Water Board and are required permits in addition to the County grading permit.

2) Verify that your grading contractor knows how critical it is to stay within grading limits.

Grading limits are shown on the approved grading plans. The main reason for controlling the area of disturbance is to avoid the additional costs and processing time that accompanies a SWPPP and possible land use permit. When graded sites exceed the area of disturbance while under construction, they are required to obtain a SWPPP during construction. This results in delays and more costs. In addition, some areas of the County also require a land use permit when grading is over an acre of disturbance - at a starting cost of \$4,639, as well as additional time.

3) When possible, design structure pads and driveways/roads in an area where the existing slope is less than 10%.

This will eliminate one reason for being required to go through an environmental review process (California Environmental Quality Act). Today, the cost of the environmental review process typically varies from \$1,777 to \$2,985, excluding Building Division plan review and inspection costs. Projects triggering environmental review fees are called "major grading," and the permit processing time varies but is typically 3 to 6 months, depending on the impact to site resources.

The Planning and Building Department is committed to helping you lower costs and save time whenever possible. We try to educate those involved about where cost savings can be found. If you have any questions, you can call the Permit Center at 781-5600 and speak with an intake planner or call Elizabeth Szwabowski, Plans Examiner, at 781-5725.

Including these concepts in your grading design will truly save you money and time, not to mention the cost of redesigning plans.



SLO COUNTY CLIMATE ACTION PLAN (ENERGYWISE PLAN)

By James Caruso

North SLO County Habitat Conservation Program (NSLOC)

By Trevor Keith

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The SLO County Climate Action Plan (CAP), also known as the EnergyWise Plan, is available for public review, comment and improvement. The EnergyWise Plan is the result of the efforts of the public, business owners and stakeholders. The Plan has developed measures to reduce our communities' greenhouse gas (GHG) emissions (the scientifically accepted cause of global climate change), increase our energy efficiency, encourage use of renewable energy and reduce the miles driven by vehicles. The Plan focuses on energy efficiency and conservation measures in the home, business and on the road, as well as GHG reductions.

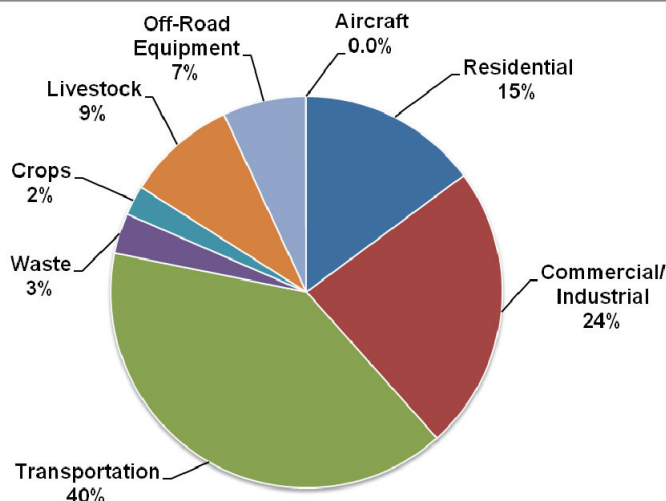
This Public Review Draft Plan will be available for your review, comment and improvement until **Friday, June 3, 2011**. Please see www.slocounty.ca.gov/planning/CAP.htm for more details.

The EnergyWise Plan:

- ◆ Provides the scientific and regulatory framework for addressing climate change and greenhouse gases at the local level.
- ◆ Identifies sources of GHG emissions from sources within the unincorporated county and estimates how these emissions may change over time.
- ◆ Forecasts emissions to reflect the County's desired growth.
- ◆ Provides energy use, transportation, land use, water use, and solid waste strategies to reduce San Luis Obispo County's GHG emissions.
- ◆ Identifies existing and proposed strategies to reduce emissions from County operations and facilities.
- ◆ Presents an implementation program to assist with monitoring and prioritization of the reduction strategies.

The four technical appendices contain the data to support the GHG reduction calculations.

Total Community GHG = 917,418 CO₂eMT
(CO₂eMT = equivalent metric tons of CO₂)



The County of San Luis Obispo and the City of Paso Robles are initiating the development of a multiple species habitat conservation program for the north and southeastern portions of the county with a goal of eventually preparing a Habitat Conservation Plan (HCP/NCCP) in support of Federal and State permits. The HCP/NCCP would provide for conservation of the San

Joaquin Kit Fox and other potential (covered) species in the plan area while allowing for streamlined permitting activities and projects that are implemented consistent with the plan. The County and City are being assisted in this effort by the U.S. Fish and Wildlife Service, California Department of Fish and Game, and two consultants: Dudek and RRM Design Group. Information about the North San Luis Obispo County Conservation Plan is posted on the San Luis Obispo County Planning or City of Paso Robles website:

http://www.slocounty.ca.gov/planning/environmental/Biological_Resources/NSLOC.htm

<http://www.prcity.com/government/>

For more information please contact:

Trevor Keith, Project Manager, San Luis Obispo County Department of Planning & Building (805) 781-1431 or by email at tkeith@co.slo.ca.us



The ICC Central Coast Chapter will be hosting a full day seminar on the 2009 IRC Wall Bracing Provisions with speaker John Henry

**April 20, 2011
8:00 TO 3:00
Atascadero City Hall
6907 El Camino Real**

**RSVP to
Dave Muehlhausen
dmuehlhausen@atascadero.org**



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Please submit ideas for
the next issue to
Jennifer Jimenez
jjimenez@co.slo.ca.us



Upcoming Events...

April 20—2009 ICR Wall Bracing Seminar, Atascadero City Hall 8:00AM—3:00 PM

April 14, 18 & 28—Planning Commission Meetings 9:00 AM

April 5, 12, 19 & 26—Board of Supervisor Meetings 9:00 AM

May — Bike Month

May 2—Subdivision Review Board Meeting 9:00 AM

May 12 & 26—Planning Commission Meetings 9:00 AM

May 3, 10, 17 & 24—Board of Supervisor Meetings 9:00 AM

May 18—Designing Healthy Communities, Free & Open to the Public, 3PM—5PM Spanos Theatre Cal Poly

Great News:

We're now taking credit cards over the counter in the Permit Center.

Because we have changed card processing vendors, the \$35 fee to use your card has been eliminated!

A corresponding change to the online permitting system is coming in 60-90 days. (This will take longer because of added requirements and testing needed for credit card security). Once this is in place, the \$35 card fee will be eliminated here as well.



We're on the Web

Our website has tons of great information and online services like:

- inspection scheduling
- permit/parcel look-up
- live meeting video and archives
- and much more!

Visit us at sloplanning.org

Facebook and Twitter

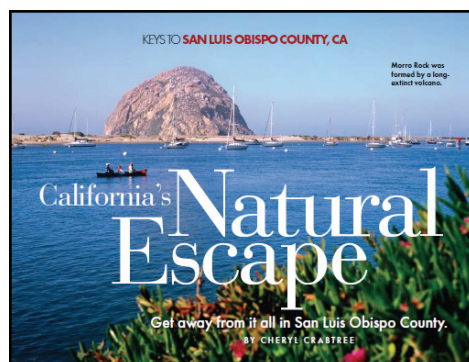
Keep up with current events such as:

- training, workshops & outreach
- weekly permit activity reports
- progress of county plans
- progress of major projects



San Luis Obispo County is Featured in US Airways Magazine!

[Check it out](#)



The Long Range Division has won two awards from the Association of Environmental Professionals (AEP). The Geographic Technology and Design Section won an award for the Suitability and Constraints GIS Models. This project was completed entirely in-house by Jeff Legato and Ryan Trapp. The other award was for the Conservation and Open Space Element Update (COSE) managed by James Caruso and written by PMC.